



**Board of Commissioners of Cook County
Board of Commissioners**

Minutes of the Business and Economic Development Committee

Wednesday, May 16, 2018

9:45 AM

**Cook County Building, Board Room
118 North Clark Street, Chicago, Illinois**

ATTENDANCE

Present: García, Moody, Arroyo, Butler, Deer, Gainer, Morrison, Moore and Schneider (9)

Also Present: Boykin, Daley, Fritchey, Goslin, Silvestri, Sims, and Tobolski

PUBLIC TESTIMONY

Chairman asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

Mr. George Blakemore

[18-3746](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 04/24/2018

A motion was made by Commissioner Schneider, seconded by Commissioner Arroyo, to approve 18-3746. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Butler, Deer, Gainer, Morrison, Moore and Schneider (9)

[18-3163](#)

Sponsored by: TONI PRECKWINKLE (President) and DEBORAH SIMS, Cook County Board Of Commissioners

PROPOSED RESOLUTION

SMS REALTY (BLUE ISLAND) LLC CLASS 6B SUSTAINABLE EMERGENCY RELIEF (SER)

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) application containing the following information:

Applicant: SMS Realty (Blue Island) LLC

Address: 3000 West 139th Street, Blue Island, Illinois

Length of time at current location: 25 years

Length of time property under same ownership: Five (5) years

Is there evidence supporting 10 years of the same ownership and/or occupancy (tenancy): Yes

Age of the Property (Building): 52 Years

Municipality or Unincorporated Township: Blue Island

Cook County District: 5

Permanent Index Number(s): 28-01-111-060-0000

Municipal Resolution Number: City of Blue Island Resolution No. 2017-025 approved July 11, 2017

Evidence of Economic Hardship: Yes

Number of blighting factors associated with the property: Three (3) **Dilapidation** - the loading dock and part of the yard floods; **Obsolescence** - There is no sprinkler system, and the storage building needs plumbing and electrical work and **Deterioration**- Physical wear and tear of the building due to lack of maintenance and repair.

Has justification for the Class 6b SER program been provided?: Yes

Estimated # of jobs created by this project: None

Estimated # of jobs retained at this location: 100 full-time, 20 part-time

Estimated # of employees in Cook County: Same as above

Estimated # of construction jobs: None

Proposed use of property: Industrial - Manufacturing: Processing scrap metals, steel mill services, intermodal truck container, and railcar dismantling, ship and oil rig recycling as well as trailer leasing operations

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) that provides an applicant a reduction in the assessment level for a long-term existing industrial enterprise that meets the qualifications of the SER program ; and

WHEREAS, the Cook County Classification System for Assessment requires that an applicant under the Class 6b SER program provide evidence justifying their participation in the subject program; and

WHEREAS, Class 6b SER requires a resolution by the County Board validating the property for the purpose of the Class 6bSER Program; and

WHEREAS, the industrial enterprise that occupies the premises has been at the same location for a minimum of ten years prior to the date of the application for the Class 6b SER Program;

WHEREAS, the industrial enterprise that occupies the premises has submitted evidence of economic hardship to the Cook County Bureau of Economic Development supporting a determination that participation in the Class 6b SER Program is necessary for the industrial enterprise to continue its operations at its current location and maintain its staff, and without the Class 6b SER the industrial enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused; and

WHEREAS, the applicant is not receiving another Cook County Property Tax Incentive for the same property; and

WHEREAS, the municipality states the Class 6b SER is necessary for the industrial enterprise to maintain its operations on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of the Class 6b SER program; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b SER can receive a significant reduction in the level of assessment from the date that the application is approved by the Cook County Assessor. Properties receiving Class 6b SER will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

WHEREAS, the applicant understand that the Class 6b SER classification is not renewable and also the applicant vacates the specific real estate while the Class 6b SER is in place the designation will terminate and the assessment level will immediately revert back to the 25% assessment level; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is meets the requirements of the Class 6bSER Program; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Commissioner Arroyo, seconded by Commissioner Schneider, to recommend for approval 18-3163. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Butler, Deer, Gainer, Morrison, Moore and Schneider (9)

[18-3171](#)

Sponsored by: TONI PRECKWINKLE (President) and SEAN M. MORRISON, Cook County Board Of Commissioners

PROPOSED RESOLUTION

KTR ILLINOIS, LLC D/B/A PROLOGIS L.P. 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: KTR Illinois, LLC d/b/a Prologis L.P.

Address: 4136 United Parkway, Schiller Park, Illinois

Municipality or Unincorporated Township: Village of Schiller Park

Cook County District: 17

Permanent Index Number: 12-17-401-043-0000 and 12-17-401-051-0000

Municipal Resolution Number: Resolution Number 28-17 approved November 2, 2017

Number of month property vacant/abandoned: Number of months vacant 17

Special circumstances justification requested: Yes

**TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION
(Vacant for more than 12 months but less than 24 months - No Purchase for Value)**

Justification: Yes

Estimated Number of jobs created by this project: 10 full-time, 10 part-time

Estimated Number of jobs retained at this location: 81 full-time, 28 part-time

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: 40 construction jobs

Proposed use of property: Warehousing and distribution along with lite assembling

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial/commercial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property as abandoned for purpose of the Class 6b TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION; and

WHEREAS, in the case of abandonment according to the TEERM definition, abandonment is defined as a facility being vacant over 12 months but less than 24 months with no purchase for value by a disinterested buyer, in such instances, the County may determine that special circumstances exist under TEERM; thus qualifying the property as abandoned; and

WHEREAS, Class 6b TEERM requires a resolution by the County Board validating the property as abandoned for the purpose of the Class 6b TEERM; and

WHEREAS, the municipality states the Class 6b TEERM is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS; commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b TEERM; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

A motion was made by Commissioner Morrison, seconded by Commissioner Arroyo, to recommend for approval 18-3171. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Butler, Deer, Gainer, Morrison, Moore and Schneider (9)

[18-3176](#)

Sponsored by: TONI PRECKWINKLE (President) and TIMOTHY O. SCHNEIDER, Cook County Board Of Commissioners

PROPOSED RESOLUTION

PLUM GROVE PRINTERS CLASS 6B SUSTAINABLE EMERGENCY RELIEF (SER)

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) application containing the following information:

Applicant: Plum Grove Printers

Address: 2160 Stonington Ave. Hoffman Estates, Illinois

Length of time at current location: 24 years

Length of time property under same ownership: 24 years

Is there evidence supporting 10 years of the same ownership and/or occupancy (tenancy): Yes

Age of the Property (Building): 31 years

Municipality or Unincorporated Township: Village of Hoffman Estates

Cook County District: 15

Permanent Index Number(s): 07-06-102-013-0000

Municipal Resolution Number: Resolution No. 1644-2017 approved October 16, 2017

Evidence of Economic Hardship: Yes

Number of blighting factors associated with the property: Three (3) blighting factors: **Inadequate Utilities** - a fire sprinkler system needs to be added along with a new water service to accommodate future water needs, along with electrical upgrades; **Obsolescence** -Technology upgrades for both manufacturing equipment and computer power are required to maintain competitiveness and **Excessive Vacancies in the Area** - There is over 50,000 sq. ft. of unoccupied industrial/office space within 100 yards of our present location.

Has justification for the Class 6b SER program been provided?: Yes

Estimated # of jobs created by this project: Three (3) - five (5) full-time jobs

Estimated # of jobs retained at this location: 24 full-time, five (5) part-time

Estimated # of employees in Cook County: Same as above

Estimated # of construction jobs: None

Proposed use of property: Industrial - Manufacturing: Yes

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) that provides an applicant a reduction in the assessment level for a long-term existing industrial enterprise that meets the qualifications of the SER program; and

WHEREAS, the Cook County Classification System for Assessment requires that an applicant under the Class 6b SER program provide evidence justifying their participation in the subject program; and

WHEREAS, Class 6b SER requires a resolution by the County Board validating the property for the

purpose of the Class 6bSER Program; and

WHEREAS, the industrial enterprise that occupies the premises has been at the same location for a minimum of ten years prior to the date of the application for the Class 6b SER Program;

WHEREAS, the industrial enterprise that occupies the premises has submitted evidence of economic hardship to the Cook County Bureau of Economic Development supporting a determination that participation in the Class 6b SER Program is necessary for the industrial enterprise to continue its operations at its current location and maintain its staff, and without the Class 6b SER the industrial enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused; and

WHEREAS, the applicant is not receiving another Cook County Property Tax Incentive for the same property; and

WHEREAS, the municipality states the Class 6b SER is necessary for the industrial enterprise to maintain its operations on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of the Class 6b SER program; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b SER can receive a significant reduction in the level of assessment from the date that the application is approved by the Cook County Assessor. Properties receiving Class 6b SER will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

WHEREAS, the applicant understands that the Class 6b SER classification is not renewable and also the applicant vacates the specific real estate while the Class 6b SER is in place the designation will terminate and the assessment level will immediately revert back to the 25% assessment level; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is meets the requirements of the Class 6bSER Program; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Commissioner Schneider, seconded by Commissioner Morrison, to recommend for approval 18-3176. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Butler, Deer, Gainer, Morrison, Moore and Schneider (9)

[18-3181](#)

Sponsored by: TONI PRECKWINKLE (President) and TIMOTHY O. SCHNEIDER, Cook County Board Of Commissioners

PROPOSED RESOLUTION

2550 WEST GOLF, LLC 7B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 7b application containing the following information:

Applicant: 2550 West Golf, LLC

Address: 2550 West Golf Road, Rolling Meadows, Illinois

Municipality or Unincorporated Township: City of Rolling Meadows

Cook County District: 15

Permanent Index Number: 08-08-301-041-0000 and 08-08-301-042-0000

Municipal Resolution Number: Resolution No 18-R-05, passed January 23, 2018 in support of the Class 7b tax incentive

Number of month property vacant/abandoned: Number of months vacant 28 months

Special circumstances justification requested: Yes

Class 7b five eligibility requirements have been satisfied: Yes

Estimated Number of jobs created by this project: 200 full-time jobs

Estimated Number of jobs retained at this location: 400 full-time jobs

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: 50 construction jobs

Proposed use of property: Commercial use, multi-tenant office space

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 7b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 7b; and

WHEREAS, in the case of abandonment of more than 24 months and no purchase for value, with substantial rehabilitation, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 7b requires the validation by the County Board of the no purchase for value, occupation of abandoned property with substantial rehabilitation in cases where the facility has been abandoned for more than 24 consecutive months; and

WHEREAS, the municipality states the Class 7b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 7b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 7b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 7b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Commissioner Schneider, seconded by Commissioner Morrison, to recommend for approval 18-3181. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Butler, Deer, Gainer, Morrison, Moore and Schneider (9)

[18-3195](#)

Sponsored by: TONI PRECKWINKLE (President) and EDWARD M. MOODY, Cook County Board Of Commissioners

PROPOSED RESOLUTION

GBG LEASING LLC 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: GBG Leasing LLC

Address: 15523 South LaSalle Street, South Holland, Illinois 60473

Municipality or Unincorporated Township: South Holland

Cook County District: 6

Permanent Index Number: (2) PINs: 29-16-205-170-0000; 29-16-205-171-0000

Municipal Resolution Number: Village of South Holland Resolution approved August 7, 2017

Number of month property vacant/abandoned: 18 months at time of application

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 5 full-time, 2 part-time

Estimated Number of jobs retained at this location: 20 full-time, 0 part-time

Estimated Number of employees in Cook County: 105 full-time, 5 part-time

Estimated Number of construction jobs: 40-50

Proposed use of property: Industrial-manufacturing

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Commissioner Arroyo, seconded by Commissioner Deer, to recommend for approval 18-3195. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Butler, Deer, Gainer, Morrison, Moore and Schneider (9)

[18-3257](#)

Sponsored by: TONI PRECKWINKLE (President) and DEBORAH SIMS, Cook County Board Of Commissioners

PROPOSED RESOLUTION

ROYAL CRANE SERVICES/JOHN MOONCOTCH JR. CLASS 8 PROPERTY TAX

INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 8 application containing the following information:

Applicant: Royal Crane Services/John Mooncotch Jr.

Address: 3950 W 155th Street, Markham, Illinois 60428

Municipality or Unincorporated Township: Markham

Cook County District: 5

Permanent Index Number: (1) PIN: 28-14-300-015-0000

Municipal Resolution Number: City of Markham Ordinance 17-O-2171 approved March 15, 2017

Number of month property vacant/abandoned: 3 months at time of application to CCBED

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 2 full-time, 2 part-time

Estimated Number of jobs retained at this location: 15 full-time, 2 part-time

Estimated Number of employees in Cook County: 15 full-time, 2 part-time

Estimated Number of construction jobs: 3

Proposed use of property: Industrial-Crane rental

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 that provides an applicant a reduction in the assessment level for an abandoned commercial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the

municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 8; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 8 requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 8 is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS; commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 8 can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 8 will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 8; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Commissioner Arroyo, seconded by Commissioner Morrison, to recommend for approval 18-3257. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Butler, Deer, Gainer, Morrison, Moore and Schneider (9)

[18-3263](#)

Sponsored by: TONI PRECKWINKLE (President) and EDWARD M. MOODY, Cook County Board Of Commissioners

PROPOSED RESOLUTION

VALERIE RIETVELD/KEN-RICH CONCRETE LIFTING LLC 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: Valerie Rietveld/Ken-Rich Concrete Lifting LLC

Address: 15510 Wentworth Avenue, South Holland, Illinois 60473

Municipality or Unincorporated Township: South Holland

Cook County District: 6

Permanent Index Number: (1) PIN: 29-16-205-165-0000

Municipal Resolution Number: Village of South Holland Resolution approved June 5, 2017

Number of month property vacant/abandoned: 15 months at time of initial application to Assessor

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 3 full-time, 0 part-time

Estimated Number of jobs retained at this location: 7 full-time, 2 part-time

Estimated Number of employees in Cook County: 7 full-time, 2 part-time

Estimated Number of construction jobs: 10

Proposed use of property: Industrial

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Commissioner Morrison, seconded by Commissioner Arroyo, to recommend for approval 18-3263. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Butler, Deer, Gainer, Morrison, Moore and Schneider (9)

[18-2562](#)

Sponsored by: TONI PRECKWINKLE (President), RICHARD R. BOYKIN and JEFFREY R. TOBOLSKI, Cook County Board Of Commissioners

PROPOSED RESOLUTION

AUTHORIZING EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT FOR COST SHARING AND START-UP ACTIVITIES RELATED TO THE ESTABLISHMENT OF THE WEST REGIONAL ENTERPRISE ZONE

WHEREAS, the State of Illinois has enacted the “Illinois Enterprise Zone Act” (the “Act”), 20 ILCS

655/1 et al., to alleviate distressed economic conditions in certain depressed areas; and

WHEREAS, the Act permits units of local government to designate depressed areas within the boundaries of the local governments as enterprise zones for the purpose of obtaining certain state tax and regulatory incentives to encourage economic development and neighborhood revitalization; and

WHEREAS, the Village of Maywood has, in the past, had an enterprise zone consisting only of territory within the Village; and

WHEREAS, the Village now desires to participate in the creation of a new larger enterprise zone, to be known as the West Regional Enterprise Zone (the “Enterprise Zone”), along with the Village of Bellwood (“Bellwood”), the Village of Broadview (“Broadview”), the Village of Melrose Park (“Melrose Park”), and the County of Cook (“Cook County”) (collectively, the “Participating Local Governments”); and

WHEREAS, the Enterprise Zone shall be established through adoption of ordinances by the Participating Local Governments, by entering into an Intergovernmental Agreement relative to governance, regulatory incentives, and other aspects related to the Enterprise Zone, submission of an application for designation to the Illinois Department of Commerce and Economic Opportunity (“DCEO”), designation by the State, and through compliance with the public hearing and other requirements of the Act; and

WHEREAS, the Participating Local Governments have determined that there exists an initial need to jointly cooperate relative to establishing the Enterprise Zone, to share certain of the costs of establishing the Enterprise Zone, and to enter into an Intergovernmental Agreement relative to said start-up activities, cooperation and cost sharing (the “Initial Intergovernmental Agreement”). Once the Enterprise Zone is formally established by an intergovernmental agreement (the “IGA”) and certification by DCEO, and the respective obligations of the Participating Local Governments under the Initial Intergovernmental Agreement are satisfied, the Initial Intergovernmental Agreement will be terminated. Upon termination, the IGA will control any further operating, procedural, and cost-sharing related to the Enterprise Zone; and

WHEREAS, the President and Board of Commissioners of the County of Cook, a body politic and corporate, have the authority to enter into the attached Initial Intergovernmental Agreement pursuant to their home rule powers as provided by Article VII, Sections 6 and 10(a) of the Illinois Constitution of 1970, the Illinois Municipal Code (65 ILCS 5/1-1-1 *et seq.*) and the Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*), and find that entering into the Initial Intergovernmental Agreement is in the best interests of the County.

NOW, THEREFORE, BE IT RESOLVED, that the Cook County Board of Commissioners does hereby agrees as follows:

SECTION 1: Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: The President and Board of Commissioners authorize the execution of the Initial Intergovernmental Agreement relative to initial start-up activities, cooperation and cost-sharing in the creation of the Enterprise Zone, to be substantially in the form of the draft attached hereto and made a part hereof as **Exhibit “1”**. Any minor changes to the draft Agreement prior to its execution are subject to the approval of the President and Board of Commissioners. The County President and County Clerk, or their designees, are authorized to execute the Initial Intergovernmental Agreement upon its finalization, and to execute and deliver all other instruments and documents that are necessary in order to fulfill the obligations under the Initial Intergovernmental Agreement. Further, the President and Board of Commissioners designates the Bureau of Economic Development as the County’s designee on the Start-Up Committee pursuant to Section 3.A. of the Initial Intergovernmental Agreement.

A motion was made by Commissioner Morrison, seconded by Commissioner Arroyo, to recommend for approval 18-2562. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Butler, Deer, Gainer, Morrison, Moore and Schneider (9)

[18-3265](#)

Sponsored by: TONI PRECKWINKLE (President) and SEAN M. MORRISON, Cook County Board Of Commissioners

PROPOSED RESOLUTION

SANTA FE INDUSTRIAL INVESTORS, LLC 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: Santa Fe Industrial Investors, LLC

Address: 7335 & 7435 Santa Fe Drive, Hodgkins, Illinois

Municipality or Unincorporated Township: Village of Hodgkins

Cook County District: 17

Permanent Index Number: 18-28-200-032-0000; 18-28-200-035-0000 and 18-28-200-036-0000

Municipal Resolution Number: Village of Hodgkins Resolution No.2017-10

Number of month property vacant/abandoned: Number of months vacant

Special circumstances justification requested: Yes or No

**TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION
(Vacant for more than 12 months but less than 24 months - No Purchase for Value)
Justification:** Yes

Estimated Number of jobs created by this project: 100-120 full-time jobs

Estimated Number of jobs retained at this location: Not applicable

Estimated Number of employees in Cook County: See above

Estimated Number of construction jobs: Not applicable

Proposed use of property: Industrial use - manufacturing, distribution and light assembly

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial/commercial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property as abandoned for purpose of the Class 6b TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION; and

WHEREAS, in the case of abandonment according to the TEERM definition, abandonment is defined as a facility being vacant over 12 months but less than 24 months with no purchase for value by a disinterested buyer, in such instances, the County may determine that special circumstances exist under TEERM; thus qualifying the property as abandoned; and

WHEREAS, Class 6b TEERM requires a resolution by the County Board validating the property as abandoned for the purpose of the Class 6b TEERM; and

WHEREAS, the municipality states the Class 6b TEERM is necessary for development to occur on this

specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS; commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b TEERM; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

A motion was made by Commissioner Morrison, seconded by Commissioner Arroyo, to recommend for approval 18-3265. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Butler, Deer, Gainer, Morrison, Moore and Schneider (9)

ADJOURNMENT

A motion was made by Vice Chairman Moody, seconded by Commissioner Morrison to adjourn the meeting. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Butler, Deer, Gainer, Morrison, Moore and Schneider (9)

Respectfully submitted,



Chairman



Secretary

A video recording of this meeting is available at <https://cook-county.legistar.com>.